

**Planning and Zoning Commission Meeting Minutes**  
**August 9, 2021**

A regular meeting of the City of Yuma Planning and Zoning Commission was held on Monday August 9, 2021, at Arizona Western College, 2020 S Ave 8E, Building 3C, Schoening Conference Center, Yuma, Arizona.

**PLANNING AND ZONING COMMISSION MEMBERS** present were Chairman Chris Hamel, and Commissioners Lorraine Arney, Gregory Counts, Joshua Scott, Branden Freeman. Vice-Chairman Fred Dammeyer and Commissioner Barbara Beam were absent.

**STAFF MEMBERS** present included Scott McCoy, Assistant City Attorney; Alyssa Linville, Assistant Director DCD; Jennifer Albers, Principal Planner; Robert Blevins, Principal Planner; Chad Brown, Associate Planner; and Lizbeth Sanchez, Administrative Specialist.

**Chairman Hamel** called the meeting to order at 4:30 p.m., and noted there was a quorum present.

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**CONSENT CALENDAR**

**MINUTES** – July 12, 2021

**WITHDRAWALS BY APPLICANT** – None

**CONTINUANCES** –

**ZONE-35433-2021:** *This is a request by Dahl, Robins, and Associates, on behalf of the Palms RV Resort Development, Inc., to rezone approximately 7.8 acres from the General Commercial (B-2) District to the Recreational Vehicle Subdivision (RVS) District, for the property located at the southeast corner of E. 32<sup>nd</sup> Street and S. Michigan Avenue, Yuma, AZ. (Continued to November 22, 2021)*

**GP-34714-2021:** *This is a General Plan Amendment request by Nicklaus Engineering, Inc. on behalf of Perricone Heritage Properties, to change the land use designation from Medium Density Residential to Commercial for approximately 10.8 acres for property located east of the northeast corner of Araby Road and Interstate 8. (Continued to August 23, 2021.)*

**APPROVALS** – None

**Motion by Counts, second by Arney to APPROVE the Consent Calendar as amended. Motion carried unanimously, (5-0) with two absent.**

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**Action Items** –

**ZONE-35018-2021:** *This is a request by Shelly Gillman, on behalf of Mallappa Neelappa, for a rezone of two properties: (1) a 0.60 acre property from the Transitional (TR) District to the Medium Density Residential (R-2) District, for the property located at 2186 W. 24<sup>th</sup> St.; (2) a 0.58 acre property from the Limited Commercial (B-1) District to the Medium Density Residential (R-2) District, for the property located at 2212 W. 24<sup>th</sup> St., Yuma, Arizona.*

**Chad Brown, Associate Planner** summarized the staff report and recommended **APPROVAL**.

**QUESTIONS FOR STAFF**

**Commissioner Freeman** asked staff how many units are allowed for this parcel. **Brown** responded approximately ten units.

#### **APPLICANT/APPLICANT'S REPRESENTATIVE**

**Patricia Swanson**, on behalf of the applicant stated that the proposed development would be for residential condominiums, and mentioned that they have placed a fence around the property to keep vagrants out. **Swanson** then said she was available for questions.

**Commissioner Counts** asked Dr. Neelappa if he understood the concerns of the neighbors. **Dr. Neelappa** replied that he understood and noted that traffic won't be an issue. **Dr. Neelappa** stated that this project would be a great asset for the Yuma Community. **Counts** asked if they were building condominiums. **Dr. Neelappa** replied yes, ten units.

#### **PUBLIC COMMENT**

**Barry Olsen, 101 E. 2<sup>nd</sup> Street** requested staff to put an aerial photo of the parcel on the screen (photo was shown on screen) **Olsen** said that the photo exemplifies his concerns as to why residential condominiums should not be built on this lot. **Olsen** said he commends Dr. Neelappa for his effort in building on this vacant lot but mentioned that this area was not right for residential condominiums. **Olsen** stated that all of the surrounding areas consist of professional or office space and that building a multi-family residential project on this lot is not good planning. **Olsen** suggested that Dr. Neelappa build some sort of medical or professional development.

**Chairman Hamel** stated that he previously agreed with this proposal because it meets City requirements. **Hamel** also mentioned that the traffic is a minor concern in the area, whether it is a residential or commercial development.

**Commissioner Freeman** sympathized with the neighbor of the property and his concerns about the traffic in the area, but noted that the property has been vacant for years. **Freeman** stated that he agreed with the proposed development as long as it meets City requirements.

**Motion by Freeman, second by Arney to APPROVE ZONE-35018-2021. Motion carried unanimously (5-0), with two absent.**

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#### **Public Hearing Items –**

**GP-34792-2021:** *This is a General Plan Amendment request by Dahl, Robins and Associates on behalf of Smoketree Desert Land LLC, to change the land use designation from Low Density Residential to Medium Density Residential for approximately 26.96 acres for property located at the northeast corner of 40<sup>th</sup> Street and Avenue 7E. (This is the first of two public hearings.)*

**Jennifer Albers, Principal Planner** summarized the staff report and recommended **APPROVAL**.

#### **QUESTIONS FOR STAFF**

None

#### **APPLICANT/APPLICANT'S REPRESENTATIVE**

None

#### **PUBLIC COMMENT**

None

**Motion by Arney, second by Counts to Close Case Number GP-34792-2021. Motion carried unanimously (5-0) with two absent.**

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#### **INFORMATION ITEMS**

##### **Staff**

None



**Commission**

None

**Public**


None

**ADJOURNMENT**

**Hamel** adjourned the meeting at 4:54 p.m.

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Minutes approved this 23 day of August, 2021



Chairman